



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 08/09/2010**

Minutes of Monday, August 9, 2010  
Arlington Redevelopment Board  
Second Floor Conference Room, Town Hall Annex  
*Approved August 23, 2010*

Members Present:  
Roland Chaput  
Bruce Fitzsimmons  
Chris Loreti, Chairman  
Andrew West

Several members of the public were also present.

Materials considered by the Board: Director's Report, Agenda, Town Manager's Capital Budget memorandum, August 5 work tracking update, August 13, 2010 letter from Clear Wireless re. 6 Jason Street and revised sheets t-1, c-1, A-1, A-2, A-3. All available for view in the Department of Planning & Community Development, Town Hall Annex.

The Chairman, Mr. Loreti, called the meeting to order at 7:00pm. Ms. Kowalski and Mr. Loreti summarized a conference call with Liz Paulsen from PNC Bank and James Duncan of JPI, owner of the Symmes site. Mr. Loreti commented on the need for legal opinion on whether the current or former affordable housing bylaw applies to the approved Special Permit. Ms. Kowalski would seek this legal opinion. The Board discussed how JPI might introduce the developers to the Town. Mr. Loreti described Mr. Duncan's request for a positive letter from the Board on working towards a good outcome on Symmes. The Board agreed to ask Ms. Kowalski to draft such a letter.

The Board then discussed how to re-open the special permit for the 140 Mystic Street Gulf Station to address site circulation complaints. Mr. Fitzsimmons reported that MGL 40A and the bylaw offer little guidance on procedure. Section 11 of 40A suggests that it would be by filing a new application, and case law supports this, Mr. Fitzsimmons said. He added that he had not found a public safety exemption. Ms. Kowalski raised the subject of applying for the permit, the fee payment, and the legal notice. Mr. Fitzsimmons said then that the Board could re-open the permit after advertising. The board read the wording of their condition in another special permit that allows the board to re-open the permit. All special permits have a condition to allow the Board to exercise continuing jurisdiction with respect to public safety concerns. The Board asked Ms. Kowalski to contact the owner, and to offer to re-open the permit if the owner wishes.

The Board discussed capital budget planning and the September 10 deadline for submitting capital requests. Ms. Kowalski said that a capital budget request for ARB buildings would be submitted for the next packet, and that David Berry would come to the August 23 meeting. The Board observed that Parmenter and Crosby School should be removed from the ARB part of the capital budget since Town Meeting conveyed the buildings to the Board of Selectmen.

The Board then reviewed the work tracking update. Ms. Kowalski commented on the next steps for Arlington Center, including capital request for Broadway Plaza. Mr. Loreti asked about the status of the Sign Sense brochure update. Mr. West noted that it requires graphics and thought in order to complete the project. Ms. Kowalski asked Mr. West for the mark-up that Kevin O'Brien had provided to Mr. West, so that she might assess what is required to complete the project for posting to the website. Mr. West agreed, and noted that a local firm with such expertise might be interested in assisting. The Board asked that CDBG funds be considered for completing the task.

Mr. West asked that Ms. Kowalski consult the Boston Redevelopment Authority website for their sign and façade format for improvements. He also mentioned Jamaica Plain.

Mr. Loreti asked the Board to think about zoning bylaw amendments for annual Town Meeting 2011. This would be an agenda item for the second September meeting, he added.

Mr. Loreti asked to be sure that the Town did not have plans to use Symmes as a staging area. Ms. Kowalski said she would do so.

Mr. Loreti raised the subject of the zoning prohibition against off-site advertising and the CEMUSA bus shelter proposal under consideration by the Board of Selectmen. Mr. Fitzsimmons cited section 7.11 on "non-accessory signs". Ms. Kowalski said she would look into this for the Board.

Mr. Loreti asked that Brigham's and Sign Sense be added to the work tracking update.

The minutes of July 26 were tabled since the draft was not sufficiently compiled for advance review by the Board.

In other business, the request by Clear Wireless for moving an equipment cabinet at 6 Jason Street could not be considered since it was not on the agenda. Mr. Loreti said that based on his understanding of the new open meeting law, deliberating over the change could violate the law since it was not on the agenda. He asked that it be placed on the August 23 agenda to allow abutters to be present.

Mr. Fitzsimmons commented on illegal signage seen on the bikeway. He also commented on an illegal banner placed by a retailer on a utility pole on weekends. The Board decided to provide a list of sign violations to Planner Joey Glushko to bring to the attention of the Zoning Enforcement Officer and Town Manager. Mr. Loreti asked board members to provide this to Ms. Glushko by August 23.

Mr. Loreti asked that a standing agenda item be added for correspondence received.

Mr. West moved to adjourn, seconded by Mr. Chaput. The meeting adjourned at 8:38pm